

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: APRIL 9, 2009

DEPARTMENT: PLANNING AND DEVELOPMENT

ITEM DESCRIPTION: WVR-33480 - APPLICANT/OWNER: CITY OF LAS VEGAS

**** CONDITIONS ****

STAFF RECOMMENDATION: APPROVAL, subject to:

Planning and Development

1. Approval of and conformance to the conditions for Site Development Plan Review (SDR-33481) shall be required, if approved.
2. This approval shall be void two years from the date of final approval, unless a certificate of occupancy has been issued or upon approval of a final inspection. An Extension of Time may be filed for consideration by the City of Las Vegas.

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**** STAFF REPORT ****

PROJECT DESCRIPTION

This is a request for a Waiver of the Title 18.12.130 requirement to allow a public street to not terminate in a cul-de-sac on 8.78 acres located at the intersection of the Las Vegas Wash and Sandhill Road. The subject site is a portion of a larger proposed city park, and the applicant has also submitted applications for a General Plan Amendment (GPA-33478) to change the General Plan designation of a portion of the park site from ML (Medium Low Density Residential) to PR-OS (Parks/Recreation/Open Space), a Rezoning (ZON-33479) to C-V (Civic) of a portion of the site that is currently right-of-way, and a Site Development Plan Review (SDR-33481) for a proposed city park. The streets included are Stevens Street and Sandhill Road, both of which are existing streets that terminate in unfinished dead ends that have no curb or gutter. The development of the park site will not change the existing street conditions, but will provide finished termination points for the streets, with vehicular access to the proposed park and trailhead facilities from Sandhill Road. Completion of the streets with a cul-de-sac as required would result in a greatly diminished city park and trailhead facility. Staff is recommending approval of this request.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc.</i>	
05/07/08	The City Council approved requests for a General Plan Amendment (GPA-27207) from ML (Medium Low Density Residential) to PR-OS (Parks/Recreation/Open Space) and a Rezoning (ZON-27211) from R-E (Residence Estates) to C-V (Civic) on 4.91 acres located on the east side of Sandhill Road, adjacent to the north side of the Las Vegas Wash. Planning Commission and staff recommended approval.

<i>Related Building Permits/Business Licenses</i>	
There are no related building permits or business licenses associated with the subject site.	

<i>Pre-Application Meeting</i>	
02/03/09	A pre-application meeting was held to discuss the application requirements for a city park, including a General Plan Amendment, Rezoning, Waiver of Title 18 standards and Site Development Plan Review.

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<i>Neighborhood Meeting</i>	
03/03/09	A neighborhood meeting was held from 6:00 to 6:30 pm at the Rafael Rivera Community Center, Room A, located at 2900 Stewart Ave, Las Vegas, Nevada 89101. There were four representatives for the applicant and one staff member from the Planning and Development Department in attendance. No members of the general public attended.

<i>Field Check</i>	
03/05/09	A field check was conducted by staff. The subject site is vacant and undeveloped land on either side of the Las Vegas Wash. The site was generally clean, but there was some graffiti located on the perimeter walls along the wash.

<i>Details of Application Request</i>	
<i>Site Area</i>	
Gross Acres	8.78 Acres

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Undeveloped and ROW (Las Vegas Wash)	PR-OS (Parks/ Recreation/Open Space), PF (Public Facilities) and ML (Medium Low Density Residential) [Proposed: PR-OS (Parks/ Recreation/Open Space) and PF (Public Facilities)]	C-V (Civic) and ROW (Las Vegas Wash) [Proposed: C-V (Civic)]
North	Single-Family Residences	L (Low Density Residential)	R-1 (Single Family Residential)
	Apartments	ML (Medium Low Density Residential)	R-PD11 (Residential Planned Development - 11 Units per Acre)
	Undeveloped [Approved for Condominiums (Z-0053-83)]	ML (Medium Low Density Residential)	R-E (Residence Estates) Under Resolution of Intent to R-PD15 (Residential Planned Development - 15 Units per Acre)
	Apartments	ML (Medium Low Density Residential)	R-2 (Medium-Low Density Residential)
	Single- and Multi-Family Residences	ML (Medium Low Density Residential)	R-E (Residence Estates)

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South	Single-Family Residences	L (Low Density Residential)	R-1 (Single Family Residential)
	Undeveloped [Approved for a Church/House of Worship (SDR-19484)]	ML (Medium Low Density Residential)	R-E (Residence Estates) Under Resolution of Intent to R-2 (Medium-Low Density Residential)
East	Mobile Home Park	ML (Medium Low Density Residential)	R-MHP (Residential Mobile/Manufactured Home Park)
West	Single-Family Residences	L (Low Density Residential)	R-1 (Single Family Residential)

<i>Special Districts/Zones</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
Special Area Plan			
<i>Special Districts/Zones</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
Special Purpose and Overlay Districts			
Trails	X		Y
Rural Preservation Overlay District (Buffer Area)	X		Y
Development Impact Notification Assessment		X	N/A
Project of Regional Significance		X	N/A

ANALYSIS

This is a request for a Waiver of the Title 18.12.130 requirement for public streets to terminate in a cul-de-sac on 8.78 acres located at the intersection of the Las Vegas Wash and Sandhill Road. The subject site is a portion of a larger proposed city park. The streets included in this request are Stevens Street and Sandhill Road, both of which are existing streets that terminate in unfinished dead ends that have no curb or gutter. The development of the park site will not change the existing street conditions, but will provide finished termination points with curb and gutter for the streets, with vehicular access to the proposed park and trailhead facilities from Sandhill Road. Pursuant to Title 18.12.030, "cul-de-sacs shall be designed and installed in accordance with City standards. For public streets which terminate other than at an intersection with another public street, the termination shall be provided by means of a circular cul-de-sac of a sufficient diameter to accommodate emergency service vehicles for termination. For private streets or drives which terminate at a length over one hundred fifty feet, there shall be either a circular turn-around or emergency service vehicle access gates." Completion of the streets with a cul-de-sac as required would result in a greatly diminished city park and trailhead facility. In addition, other than the proposed park facility, only a limited number of homes are served by the subject streets, which would not be negatively affected by the omission of the required cul-de-sacs. Staff is recommending approval of this request.

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FINDINGS

Evidence of a unique or extraordinary circumstance has been presented, in that a large portion of the proposed park site is currently designated as right-of-way to be used for drainage purposes. The existing streets, which are adequate to serve the limited number of residences located along them, currently terminate in unfinished dead ends at the proposed park site. The proposed improvements, while not fully meeting Title 18.12.030 standards, will create finished termination points for the streets, and facilitate vehicular turn-around. In view of the presence of the hardships imposed by the site's physical characteristics, it is concluded that the applicant's hardship is not preferential in nature, and staff is recommending approval.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED

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ASSEMBLY DISTRICT 14

SENATE DISTRICT 2

NOTICES MAILED 1180

APPROVALS 1

PROTESTS 1